



# 9296 VINTAGE PARK DR, SACRAMENTO, CA 95829

AVAILABLE FOR SALE OR LEASE | 2ND GEN DENTAL SUITE AND GENERAL OFFICE SUITE



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# PROPERTY DETAILS

- ±6,847 SF Single story, dental office building located in the Elk Grove submarket of Sacramento

## Suite 200: ± 805 SF (office suite)

- Build out: large open area with private restroom

## Suite 300: ± 2,820 SF (dental suite)

- Build out: large open area with five (5) operatories and sinks, two (2) exam rooms with sinks, two (2) private offices, large reception/waiting area, restrooms, break room, and storage room
- Suites are combinable for ±3,620 SF
- Excellent visibility and good daily traffic counts
- Located within a well-established residential community
- Located next to Churchill Downs Community Park and Pat O'Brien Community Center

**ENTIRE BUILDING PURCHASE PRICE: \$325/GSF**

**CONDO PURCHASE PRICE: \$375/GSF\***

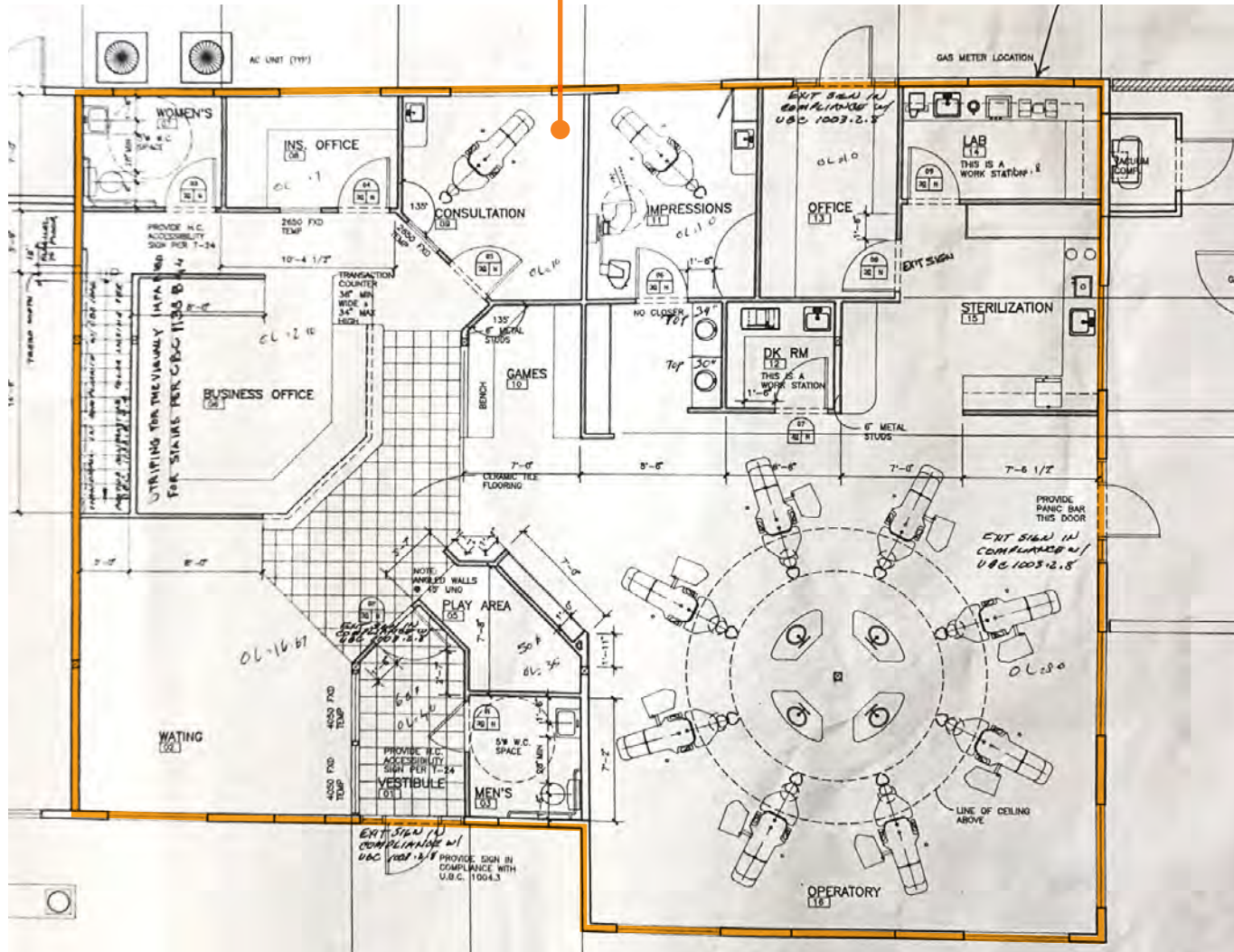
**LEASE RATE: \$2.25/SF NNN**

\*Owner will consider a condo plan on the Project, however, there is no map currently. All sales would be contingent upon receipt of an approved condominium plan from governing entities.



# FLOOR PLAN

Suite 300:  
±2,820 SF



# SUITE 300 IMAGES

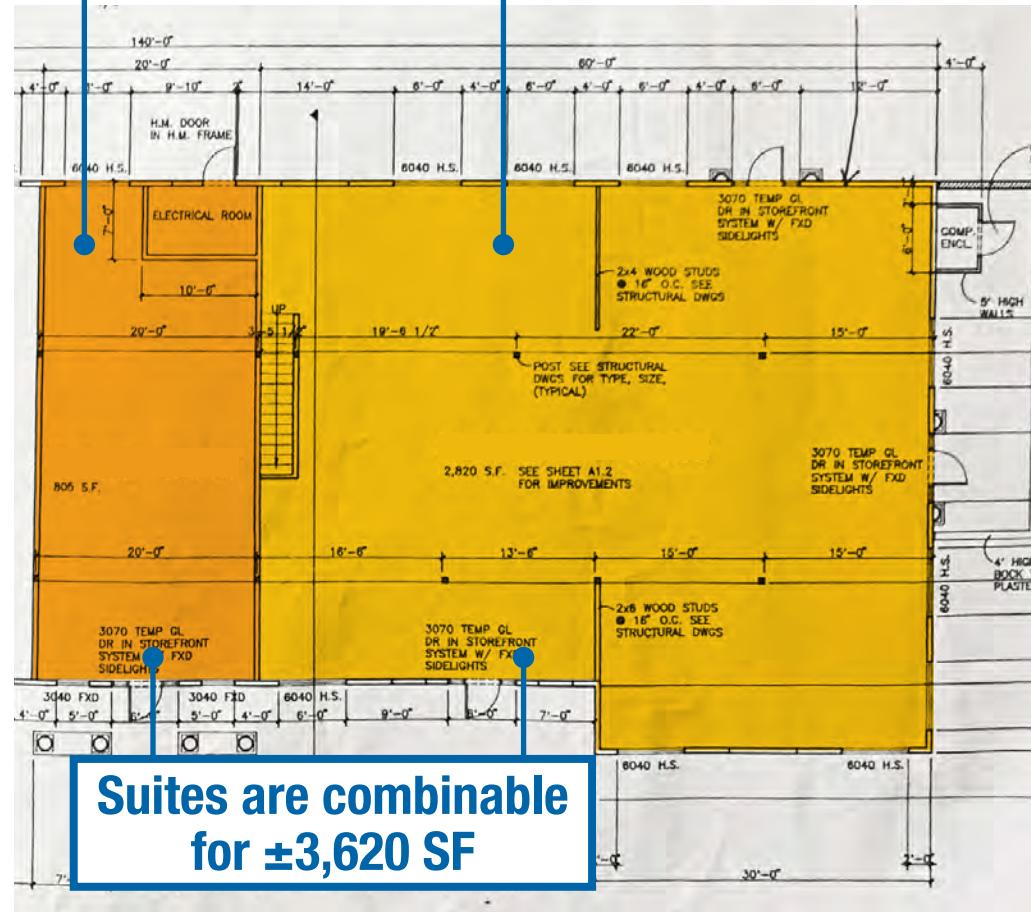
[CLICK TO WATCH A WALKTHROUGH](#)



# FLOOR PLAN

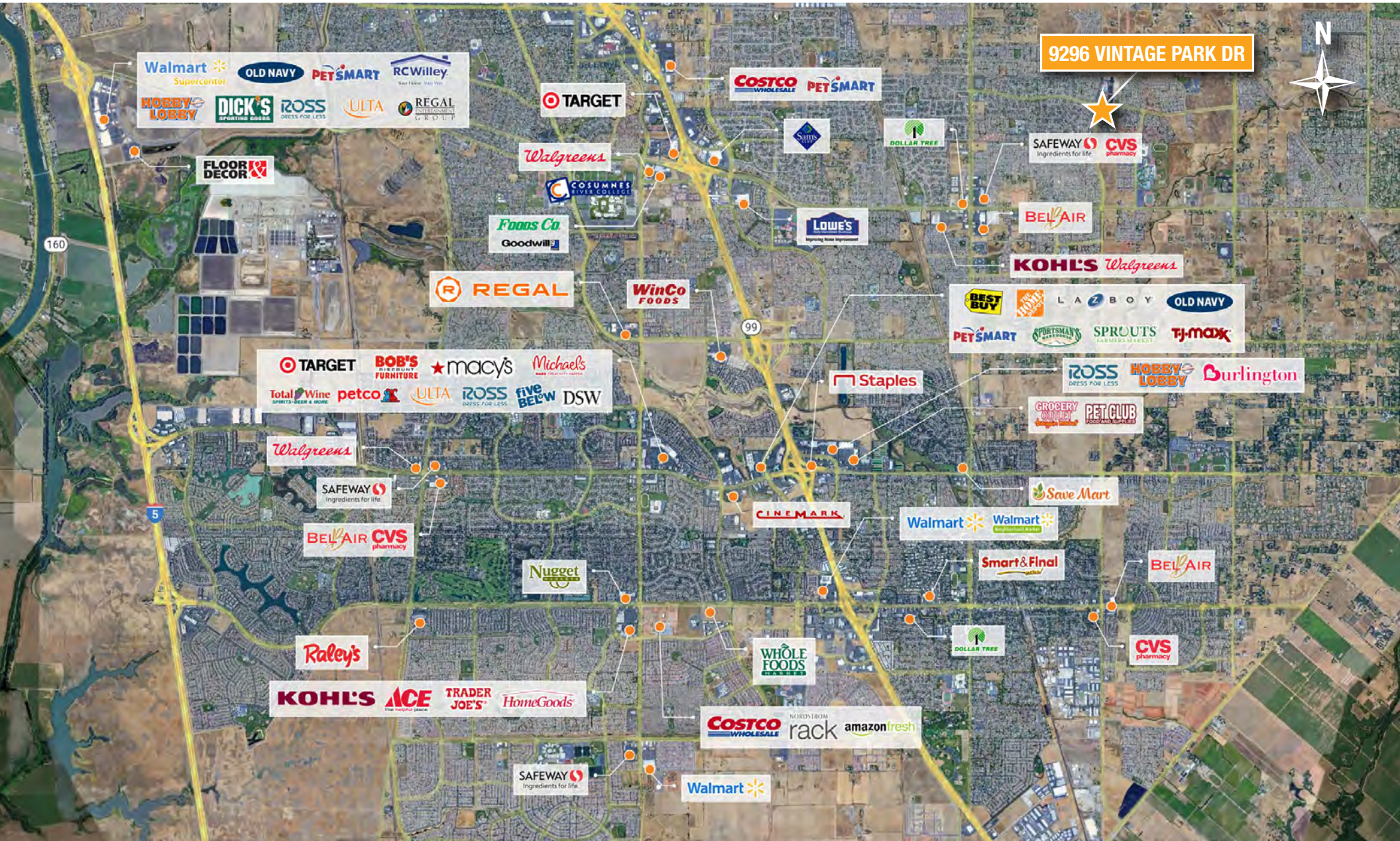
Suite 200:  
±800 SF

Suite 300:  
±2,820 SF

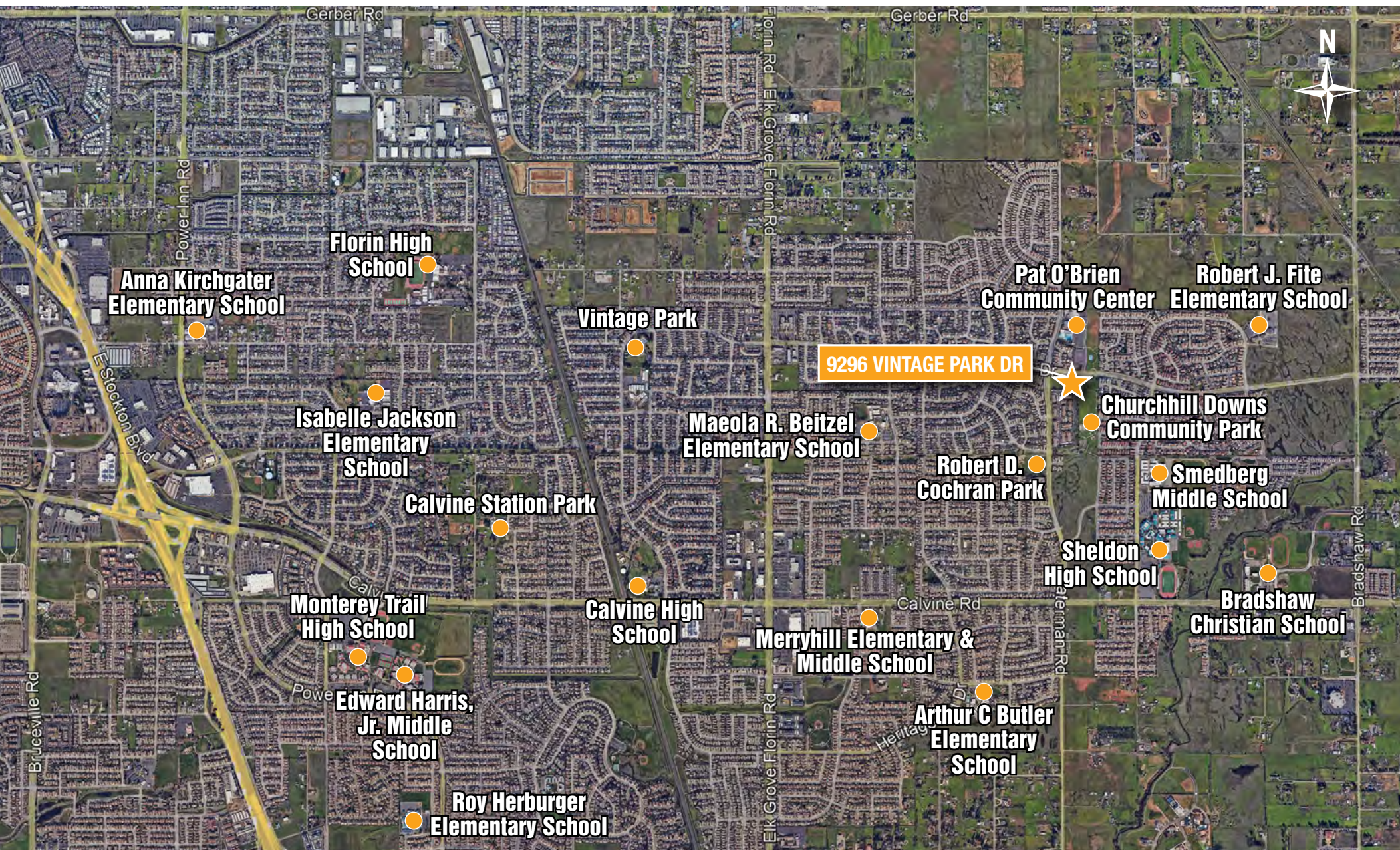


Suites are combinable  
for ±3,620 SF

# TRADE AREA



# SCHOOLS AND PARKS



# DEMOGRAPHICS

## MARKET OVERVIEW

9296 Vintage Park Dr,  
Sacramento, CA

5 MILE RADIUS

### KEY FACTS

233,698

Population

37

Median Age



Average Household Size

\$131,744

Average Household Income

### EDUCATION



23.71%

High School Graduate



24.52%

Some College



24.51%

Bachelor's Degree Plus

### HOUSING STATS



\$508,488

Average Home Value



71,883

Households



00.17%

% Renter Occupied Housing Units

### BUSINESS



77,404

Total Employees

### COMMUTERS



1.06%

Used Public Transportation



00.71%

Drove Alone to Work

### EMPLOYMENT



57.98%

White Collar



42.02%

Blue Collar



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